

Chapter 2

Administration

Section 200.0 Purpose

Sec. 200.1 Application: The provisions contained herein shall constitute the minimum building standards and requirements that are applicable to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, and quality of materials of all buildings and structures which are or will be located in all lands shown within Special Flood Hazard Areas, or A Zones, indicated on either a Flood Hazard Boundary Map or a Flood Insurance Rate Map published by the Federal Insurance Administration of the Federal Emergency Management Agency, or other such Official Flood Plain Zoning Map. Hereinafter these provisions will be referred to as the "Flood Proofing Regulations" part of "The Building Code," or in short as "these Regulations." If adopting the provisions of these "Regulations" would result in a lesser degree of flood protection than that which would be provided by the minimum flood plain management regulations adopted by a community as a condition of participating in the NFIP, the latter shall have precedence.

Sec. 200.2 Special Flood Hazard Areas: The lands adjoining the channel of a river, stream, or watercourse which would be covered by flood water during a base flood (100-year Flood). Flood Hazard Boundary Maps or Flood Insurance Rate Maps published by the Federal Insurance Administration of the Federal Emergency Management Agency, or other such Official Flood Plain Zoning Maps which identify Special Flood Hazard Areas are hereby declared and established as a part of these Regulations.

Sec. 200.3 Regulatory Flood Datum: For the purpose of these Regulations, The Regulatory Flood Datum, or as hereinafter referred to as the "RFD," is hereby declared and established for use as the elevation above the National Geodetic Vertical Datum (NGVD) to which flood proofing protection shall be provided. It shall always be at least equal to the elevation of the base flood, but can be higher after the addition of a freeboard height differential.

Section 201.0 Scope

Sec. 201.1 Application: These Regulations shall apply to the construction, alteration, and repair of any building or parts of a building or structure in Special Flood Hazard Areas. Additions, alterations, repairs, and changes of use or occupancy shall comply with all provisions for new buildings and structures as otherwise required in "The Building Code," except as specifically provided in these Regulations.

Sec. 201.2 Nonconforming Use: A structure or the use of a structure or premises which was lawful before the passage or amendment of the ordinance but which is not in conformity with the provisions of these Regulations may be continued subject to the following conditions:

- (1) No such use shall be expanded, changed, enlarged, or altered in a way which increases its nonconformity.
- (2) No structural alteration, addition, or repair to any conforming structure over the life of the structure shall exceed ___ per cent of its value at the time of its becoming a nonconforming use, unless the structure is permanently changed to a conforming use.
- (3) If such use is discontinued for ___ consecutive months, any future use of the building premises shall conform to these Regulations. The assessor shall notify the zoning administrator in writing of instances of nonconforming uses which have been discontinued for a period of ___ months.
- (4) If any nonconforming use or structure is destroyed by any means, including floods, to an extent of ___ per cent or more of its value, it shall not be reconstructed except in conformance with the provisions of these Regulations; provided, the Board of Adjustment may permit reconstruction if the use or structure is located outside the floodway and is adequately and safely flood proofed, elevated, or otherwise protected in conformance with these Regulations.

- (5) Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as nonconforming uses.
- (6) Except as provided in "The Building Code," any use which has been permitted as a special exception shall not be deemed a nonconforming use but shall be considered a conforming use.
- (7) Any alteration, addition, or repair to any nonconforming structure which would result in substantially increasing its flood damage or flood hazard potential shall be protected as required by these Regulations.
- (8) The Building Official shall maintain a list of nonconforming uses including the date of becoming nonconforming, assessed value at the time of its becoming a nonconforming use, and the nature and extent of nonconformity. This list shall be brought up to date annually.
- (9) The Building Official shall prepare a list of those nonconforming uses which have been flood proofed or otherwise protected in conformance with these Regulations. The Building Official shall present such list to the Board of Adjustment which may issue a certificate to the owner stating that such uses, as a result of these corrective measures, are in conformance with these Regulations.

Section 202.0 Alternate Materials and Methods of Construction

Sec. 202.1 Application: These Regulations are not intended to prevent the use of any materials or methods of construction not specifically prescribed herein or by "The Building Code," provided any such alternate has been approved and its use authorized by the Building Official prior to its incorporation or use in the construction.

Sec. 202.2 Approval: The Building Official may approve any such alternate design proposed that is found to be satisfactory and complies with the provisions of "The Building Code" and that the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in "The Building Code" in quality, strength, effectiveness, fire resistance, durability, and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claim that may be made regarding its use. If, in the opinion of the Building Official, the evidence and/or proof is not sufficient to justify approval, the owner or an agent of the owner may refer the entire matter to the Board of Appeals.

Section 203.0 Tests

Sec. 203.1 Proof of Compliance: Whenever there is insufficient evidence or proof of compliance with the provisions of these Regulations, or evidence that any material or any construction does not conform to the requirements of these Regulations, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests or test reports as proof of compliance. Tests, if required, are to be made at the expense of the owner, by an approved testing laboratory or other approved agency, and in accordance with approved rules or accepted standards as prescribed in "The Building Code."

Sec. 203.2 Absence of Approved Rules: In the absence of approved rules or other accepted standards, the Building Official shall determine the test procedure or, by election, shall accept duly authenticated reports from recognized testing authorities or agencies in respect to the quality and manner of use of new materials.

Sec. 203.3 Records: Copies of such tests, reports, certifications, or the results of such tests shall be kept on file in the office of the Building Official for a period of not less than ____ years after the approval and acceptance of the completed structure for beneficial occupancy.

Section 204.0 Organization and Enforcement

Sec. 204.1 Rules and Regulations: The Building Official is hereby authorized and directed to enforce the provisions of these Regulations as part of "The Building Code", and for such purpose shall have the powers of a police officer.

Sec. 204.2 Deputies: The Building Official may appoint such number of officers, inspectors, and assistants as required and may deputize such employees as needed to perform the functions of the Building Department.

Sec. 204.3 Official Records: The Building Official shall establish and maintain an official record of all business and activities of the department relating to these Regulations, and all such records shall be open to public inspection. The Building Official shall keep a permanent, accurate account of all fees and other monies collected and received under these Regulations. The Building Official shall, at least once a year, submit a report to the proper city official covering the work of the Department during the preceding period. Said report shall include detailed information regarding the administration and enforcement of these Regulations.

Sec. 204.4 Right-of-Entry: Whenever it may be necessary to make an inspection to enforce the provisions of these Regulations, the Building Official or an authorized representative may enter such building or premises at all reasonable times to inspect all parts that are or may be subject to flooding or where the potential for flood damage exists.

Sec. 204.5 Stop Work Order: Whenever any building work is found to be done contrary to these Regulations, the Building Official shall order the work stopped by notice in writing to the person doing the work.

Sec. 204.6 Board of Appeals: In order to determine the suitability of alternate materials and methods of construction and to provide reasonable interpretations of the provisions herein, there shall be and is hereby created a Board of Appeals of ____ members. Each member of the Board shall be a licensed professional architect or engineer, or a builder or superintendent of building construction with at least 10 years experience, of which five years shall have been spent in responsible charge of work. At no time shall there be more than two members from the same profession. At least one of the members shall be a licensed structural or civil engineer with architectural engineering experience. The Board shall adopt reasonable rules for its investigations and shall render written decisions to the Building Official.

Sec. 204.7 Validity: It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure in Special Flood Hazard Areas, or cause the same to be done, contrary to or in violation of any of the provisions of these Regulations and/or "The Building Code."

Sec. 204.8 Violations and Penalties: Any person, firm, or corporation violating any of these provisions shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine or by imprisonment as provided in the laws of the municipality for such misdemeanor, or as specified in "The Building Code."

Section 205.0 Permits

Sec. 205.1 Statement of Intention to Improve: The Owner or any registered architect or licensed professional engineer authorized to represent the Owner shall, before preparing final plans for any improvement in a Special Flood Hazard Area, file with the Building Official a Statement of Intention to Improve, including a brief description of the type of improvement being considered and giving its precise location, on a form provided by the Building Official. The Building Official shall note on two copies the elevation of the RFD at the location of the proposed improvement. One copy of the Statement of Intention to Improve shall be retained by the Building Official until a permit for improvement on the site is approved or one year has elapsed; a second copy shall be returned to the Owner for use in final site selection and design of the improvement. Assignments of RFD elevations at all locations shall be based on determination of the Base Flood Elevation from a Flood Insurance Rate Map published by the Federal Insurance Administration of the Federal Emergency Management Agency, or from site flood elevations and/or profiles provided by other technical sources, such as the U.S. Army Corps of Engineers, U.S. Geological Survey, Tennessee Valley Authority and Soil Conservation Service, or from qualified registered professional engineer firms. This information shall be open to public examination at all reasonable times.

Sec. 205.2 Permits Required: No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, remove, convert, or demolish any building or structure or any part thereof, or make any other improvement within a Special Flood Hazard Area, or cause same to be done, without first obtaining a separate building flood proofing permit for any such improvement from the Building Official. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided that such repairs shall not violate any provision of these Regulations or of "The Building Code."

Sec. 205.3 Applications: To obtain a permit, the applicant shall first file an application therefor which shall consist of:

(1) A description of the work to be covered by the permit including a list of all spaces affected by these Regulations giving flood proofing class, elevation of RFD, floor elevation(s), proposed uses and contents, and references to drawings and specifications which explain the flood proofing measures that apply to each space. The description shall include an estimate of the total value of the improvement. This description shall be made on a form provided by the Building Official (Figure 1).

(2) ___ sets of complete plans and specifications, in addition to plans and specifications required by "The Building Code," except that plans and specifications for any and all proposed improvements in a Special Flood Hazard Area shall be prepared by an engineer or architect licensed by the State to practice as such. All drawings and specifications shall bear the name of the author thereof in that person's true name, followed by such title as that person may be lawfully authorized to use. All plans and sections shall be noted with the proposed flood proofing class of each space below the RFD including detail drawings of walls and wall openings.

(3) ___ copies of the Owner's Contingency Plan, which shall describe in detail all procedures for temporary placement and removal of contingent protection proposed for items in spaces affected by these Regulations including:

(a) Plans and schedules for items to be removed and locations of places above the RFD to which they will be removed if these contents violate restrictions associated with the flood proofing class of the space in which they are placed temporarily, including specific organizational responsibilities for accomplishing this removal.

(b) Procedures, materials, and equipment for protecting items required to have protection by their flood proofing class but for which this protection is proposed to be provided contingently, including specific organizational responsibilities for accomplishing this protection.

Waivers of restrictions implicitly requested by submission of the Owner's Contingency Plan may be granted by the Building Official as provided by 1101.2.

(4) Any other information as reasonably may be required by the Building Official, including computations, stress diagrams, and other data sufficient to show the correctness of the plans.

Sec. 205.4 Action on Permit Applications: The complete application filed by an applicant for a flood proofing permit, including all of the above listed items, shall be checked by the Building Official. Such plans may be reviewed by other Departments to check compliance with the laws and ordinances under their jurisdiction. The Building Official shall determine that the RFD elevation noted in the application is correct in accordance with the Statement of Intention to Improve and that all requirements for the flood proofing classes selected by the Owner are met. If it is determined that for any space affected by these Regulations, any requirement for the particular flood proofing class, or any other requirement of these Regulations has not been met, the Building Official shall so indicate on the drawings and a permit shall not be granted. If the Building Official is satisfied that the work described in all parts of the application conform to the requirements of these Regulations and "The Building Code" and other pertinent laws and ordinances, and that the fees specified in the "The Building Code" have been paid, a permit shall be issued therefor to the applicant. The Building Official shall also endorse ___ sets of written descriptions, plans and specifications, and the Owner's Contingency Plan by writing or stamping "APPROVED" and shall sign and date this endorsement. ___ sets of the complete application as approved shall be retained by the Building Official for a period of not less than two years after the approval or issuance of a certificate of occupancy for the completed improvement. ___ sets of the complete application as approved shall be returned to the applicant, of which one set shall be kept at the building site and available for review by the Building Official at all reasonable times.

(Suggested Format)

Supplementary Application		BUILDING OR STRUCTURE IN FLOOD HAZARD AREA (To Accompany Application for Building Permit)	
City or Town _____		County _____	
Location _____			
Intended Use _____		Value Of Improvement \$ _____	
Type of Construction _____		No. of Stories _____	
Owner _____		Address _____	
Exist. Ground Elev. _____ MSL; Fin. Ground Elev. _____ MSL; Reg. Flood Datum Elev. at Site _____ MSL; RFD Velocity _____ Ft/Sec			
_____ Floor Elev. _____ MSL; Proposed Use _____		_____ Floor Elev. _____ MSL; Proposed Use _____	
_____ Floor Elev. _____ MSL; Proposed Use _____		_____ Floor Elev. _____ MSL; Proposed Use _____	
Maximum Loading on Walls:		Hydrostatic (Uplift) Pressure on Floor Slabs (Maximum) _____ PSF	
Non Flood Load _____ PSF		Foundation Type(s) _____	
Hydrostatic Load _____ PSF		Lowest Footer Elev. (Bottom) _____ MSL	
Hydrodynamic Load _____ PSF		Sewage Disposal: _____ Septic Tank, _____ Pub. Syst., _____ Other (Explain)	
Impact Load _____ PSF		Potable Water: _____ Individual Well, _____ Pub. Syst., _____ Other (Explain)	
Total Flood Load _____ PSF			
Exterior Wall Construction Type(s):		Floor Construction Type(s):	
Above _____ Floor _____		_____ Floor _____	
Above _____ Floor _____		_____ Floor _____	
Above _____ Floor _____		_____ Floor _____	
Above _____ Floor _____		_____ Floor _____	
Types of Waterproofing _____			
Type(s) of Joints: Walls _____ Floors _____; Waterstops/Seals (Types): Walls _____ Floor _____			
Sump Location _____ Sump Type _____			
All Tanks and/or Buoyant Equipment Are _____ Are Not _____ Anchored To Prevent Flotation			
Alternate Power Source Is _____ Is Not _____ Provided For Emergency Operation Of Sump Pump			
Sanitary, Drainage & Water Supply Facilities Are _____ Are Not _____ Protected From Contamination & Back Flow by Flood Water			
Retaining Wall(s) Are _____ Are Not _____ Used To Protect Building/Structure			
Intentional Flooding Is _____ Is Not _____ Planned For This Building/Structure			
Temporary And/or Emergency Flood Proofing Is _____ Is Not _____ Planned For This Building/Structure			
Building Structure Is _____ Is Not _____ Protected Against Erosion By Flood Flows			
Site Is _____ Is Not _____ Protected Against Erosion By Flood Flows			
Classification Of Building/Structure: FP _____, Primary _____, Secondary _____, Flood Hazard Area.			
SPACES: List below all spaces of the building or structure below the Regulatory Flood Datum including their name, room number, and proposed flood-proofing classification (i.e. W1, W2 etc.). List all contents of each space (see Chapter 10 of the Flood-Proofing Regulations). Mark all items which are to be either protected contingently or removed to safe refuge upon receipt of a flood warning with an asterisk (*); all such items must be mentioned in the Owner's Contingency Plan. Attach additional sheets if necessary.			
<p>The applicant hereby certifies that the above information is correct and that the plans submitted herewith conform to those submitted for occupancy permit application. The applicant agrees to comply with the provisions of the Zoning Ordinance, the Building Code and all other laws and ordinances affecting the construction and occupancy of this proposed building.</p>			
Signature Of Architect/Engineer _____		Address _____	
		The undersigned will supervise the construction of the work above.	
		Signature _____	
SEAL _____		Title _____	
Date _____		Address _____	
		(Signature) _____	
Clerk _____		APPROVED FOR COMPLIANCE WITH BUILDING CODE	
		Date _____	

Figure 1

Sec. 205.5 Issuance of Permit: The Building Official shall not issue a permit for the partial execution of any improvement until the complete application for the entire improvement has been submitted and approved. The issuance or granting of a permit or approval of an application shall not be construed to be a permit for, or approval of, any violation of these Regulations or of "The Building Code." The issuance of a permit based upon an approved application shall not prevent the Building Official from thereafter requiring correction in such application or any part thereof or from preventing work related to the execution of any improvement from being carried on thereunder when in violation of these Regulations, "The Building Code," or of any other ordinance.

Sec. 205.6 Expiration: Every permit issued by the Building Official shall expire by limitation and shall become null and void if the work authorized by such permit is not commenced within 60 days after the issuance date of such permit, or if the work authorized by permit is suspended or abandoned for a period of 120 days at any time after the work is commenced. Before such work is resumed, a new permit shall first be obtained, and the fee therefor shall be one-half the amount required for the original permit for such work; and provided, further, that such suspension or abandonment has not exceeded one year, after which, a new application for permit must be submitted and the permit fee shall be based on the total value of all construction work for which the permit is issued.

Sec. 205.7 Revocation of Permit: The Building Official may revoke a permit or approval issued under these Regulations in case of any false statement or misrepresentation of fact in the application or on the plans, whenever the permit is issued in error, or whenever the permit is issued in violation of any ordinance or regulation, "The Building Code," or these Regulations.

Sec. 205.8 Permit Fees: Building permit fees shall be paid to the Building Official as required and set forth in "The Building Code," and in accordance with the determination of value or valuation under any provision of these Regulations that shall be made by the Building Official.

Sec. 205.9 Posting of Permit: The building permit shall be posted at the site of operations in a conspicuous place open to public inspection during the entire time of prosecution of the work and until completion of the same.

Section 206.0 Inspections

Sec. 206.1 Inspections Required: All construction or work for which a permit is required shall be subject to inspection by the Building Official.

Sec. 206.2 Periodic Inspections: Buildings or structures and parts thereof that contain or utilize contingent or emergency (temporary) type flood proofing elements or devices shall be subject to inspection by the Building Official at intervals of three years or less. The Owner or the owners agent shall be notified at least 10 days in advance of the inspection date and shall be present at the inspection and shall be responsible for demonstrating the availability, installation, and proper functioning, anchorage, and support of all closure assemblies and other contingent or emergency (temporary) flood proofing items. All necessary correction of deficiencies shall be performed within 90 calendar days of the inspection date and at the Owner's expense. Failure to perform the required remedial work within the prescribed time shall be a violation of these Regulations and the applicable part(s) of "The Building Code."

Section 207.0 Certificate of Use and Occupancy

Sec. 207.1 New Buildings and Structures: No building or structure hereafter constructed in a Special Flood Hazard Area, or any portion thereof, shall be used or occupied until the Building Official shall have issued a certificate of use and occupancy.

Sec. 207.2 Buildings or Structures Hereafter Altered: No building or structure in a Special Flood Hazard Area, hereafter enlarged, extended, or altered, or any portion thereof, shall be used or occupied; and no change in use or occupancy shall be made, until the Building Official shall have issued the certificate of use and occupancy, except that; the Building Official may permit lawful use or occupancy to continue upon the submission of evidence that the flood hazard or flood vulnerability of any occupied portions of the structure and its contents will not be increased during the execution of the improvements.

Sec. 207.3 Existing Buildings and Structures: The Building Official shall issue a certificate of use and occupancy for an existing building or structure located in a Special Flood Hazard Area upon receipt of a written request from the Owner, provided:

- (1) There are no violations of law or orders of the Building Official pending.
- (2) It is established after inspection and investigation that the alleged use or occupancy of the building or structure has heretofore existed.
- (3) That the continued use or occupancy of a lawfully existing building or structure in the Special Flood Hazard Area, and without requiring alterations, rehabilitation, or reconstruction, does not endanger public safety and welfare.

The Building Official shall refuse to issue a certificate of use or occupancy for any existing building or structure in a Special Flood Hazard Area whenever it is found that the building or structure, or any portion thereof or appurtenant thereto, is in an unsafe condition and/or would be potentially unsafe when subjected to floods up to the RFD. The Building Official shall, in writing, so notify the Owner, lessee, tenant, occupant and/or agent thereof describing said condition and ordering the abatement thereof within a reasonable length of time. Failure to comply with the order of the Building Official shall be a violation of these Regulations and the applicable part(s) of "The Building Code."

Sec. 207.4 Contents of Certificate: When a building or structure is entitled thereto, the Building Official shall issue a certificate of use and occupancy that shall certify compliance with the provisions of these Regulations and "The Building Code." Issuance of a certificate does not assign liability to the community.

Section 208.0 Public Notice of Flood Hazard

Sec. 208.1 Procedure: On or about the anniversary date of the flood of record, the Building Official shall alert the public of the existing flood hazard and shall publish or cause to be published a public notice which shall indicate the elevations of the flood of record together with depths and approximate areas of inundation (if known). Said public notice will also contain similar information about the RFD that is established for purposes of these Regulations.

Sec. 208.2 Other Information: The public notice shall emphasize the necessity for maintenance and repair of all contingent flood proofing measures and the probability of occurrence of a flood that would reach elevations high than the RFD. It shall advise owners and/or occupants to operate all mechanically and manually operated closure assemblies for doors, windows, and utilities openings, emergency electrical generating units, sump pumps, etc. and to check the availability and condition of all temporary closure panels, gaskets, and anchorage devices, etc. All organizational, volunteer, or assistance groups having responsibilities to act at times of flood emergencies shall be advised to review their state of readiness for effective mobilization and implementation of the flood emergency plan.

Section 209.0 Provision of Safe Refuge

Sec. 209.1 New Buildings and Structures: Every building or structure hereafter erected that is located in a Special Flood Hazard Areas where the ground surface is ___ feet or more below the RFD, or where floodwater velocities may exceed five feet per second, shall be provided with an enclosed refuge space above the RFD of sufficient area to provide for the occupancy load with a minimum of 12 square feet per person. It shall be provided with one or more exits through the exterior walls above the RFD to an exterior platform and stairway not less than three feet wide.

Sec. 209.2 Buildings or Structures Hereafter Altered: Existing buildings and structures in Special Flood Hazard Areas that are subject to flood conditions described in 209.1, and which are hereafter enlarged, extended, or altered, or where change of use or occupancy shall be made, shall conform to all provisions for new buildings and structures required by 209.1

Sec. 209.3 Use of Space Below the Regulatory Flood Datum: No flood level or portion of the building or structure that is below the RFD regardless of structure or space classification shall be used for human occupancy, or for storage of any property, materials, or equipment that might constitute a safety hazard when contacted by floodwaters.

Section 210.0 Classification and Posting of Buildings and Structures

Sec. 210.1 General: For administration of these Regulations and the coordinated enforcement and conduct of zoning regulations, inspection of structures, and emergency public safety operations, all buildings or structures in Special Flood Hazard Areas, whether existing or hereafter erected, shall be classified and posted in accordance with this Section. Building and structure classifications FP1, FP2, FP3, FP4 and FP5, as shown in Table 1, are based upon flood proofing classifications W1, W2, W3, W4 and W5 of each constituent space of the structure below the RFD (see Chapter 4) and the means by which these classifications are achieved. Posting would be accomplished by placards mounted on internal walls at building entrances. For public safety operations, a designation to include the address of the building and its classification according to this Section shall be displayed on the outside of the building, at a level at least three feet above the RFD, and of a size to be readily visible from a distance of fifty (50) feet.

Table 1

CLASSIFICATION OF BUILDINGS AND STRUCTURES							
Building or Structure Classification	SPACE CLASSIFICATION						
	W1		W2		W3	W4	W5
	Completely Dry		Essentially Dry		Flooded with Potable Water	Flooded with Flood Water	Non-Flood-Proofed
	Without *HI	With *HI	Without *HI	With *HI			
FP1	X		X				
FP2		X		X			
FP3	X		X		X	X	
FP4		X		X	X	X	
FP5							X

***Human Intervention**

Sec. 210.2 Completely Flood Proofed Structures (FP1, FP2):

Sec. 210.2.1 FP1 - Any building or structure located in a Special Flood Hazard Area with no spaces below the RFD or in which all enclosed spaces below the RFD are classified W1 or W2 without employing any contingent closure, removal, protection, or other measure which requires human intervention for effectiveness in a flood event to obtain those classifications shall be known as a Completely Flood Proofed Structure and classified FP1. It shall be posted by the Owner with a Type 1 placard, which shall be fastened securely to the structure in a readily visible place above the RFD.

Sec. 210.2.2 FP2 - Any building or structure located in a Special Flood Hazard Area with any spaces below the RFD and in which all such enclosed spaces are classified W1 or W2, but for which at least one or more of the spaces employ any contingent closure, removal, protection, or other measure which requires human intervention for effectiveness in a flood event to obtain those classifications shall be known as a Completely Flood Proofed Structure and classified FP2. It shall be posted by the Owner with a Type 2 placard, which shall be fastened securely to the structure in a readily visible place above the RFD.

Sec. 210.3 Partially Flood Proofed Structures (FP3, FP4):

Sec. 210.3.1 FP3 - Any building or structure located in a Special Flood Hazard Area which contains a combination of spaces below the RFD that are classified W1 or W2 and/or one or more spaces that will be flooded internally, neither of which require human intervention to achieve the required degree of flood protection, shall be known as a Partially Flood Proofed structure and be classified FP3. It shall be posted by the Owner with a Type 3 placard which shall be fastened securely to the structure in a readily visible place above the RFD.

Sec. 210.3.2 FP4 - Any building or structure located in the Special Flood Hazard Area which contains a combination of spaces below the RFD that are classified W1 or W2 which is achieved with human intervention, and/or one or more spaces that will be flooded internally (W3 and/or W4), either of which require human intervention to achieve the required degree of flood protection, shall be known as a Partially Flood Proofed structure and be classified FP4. It shall be posted by the Owner with a Type 4 placard which shall be fastened securely to the structure in a readily visible place above the RFD.

Sec. 210.4 Non-Flood Proofed Structures (FP5): Any existing building or structure located in a Special Flood Hazard Area which contains one or more spaces below the RFD that are not flood proofed (W5) shall be known as a Non-Flood Proofed Structure and classified FP5. It shall be posted by the Owner with a Type 5 placard which shall be securely fastened to the structure in a readily visible place.

Sec. 210.5 Safe Refuge Areas: Buildings or structures located in a Special Flood Hazard Area that are provided with area(s) of safe refuge shall have said area(s) posted by the Owner with a Type 6 placard, which shall be securely fastened to the structure in a readily visible place above the RFD.

Sec. 210.6 Placards: All placards shall be furnished by the Building Official and installed by the Owner and shall be replaced immediately if removed, or defaced.

Sec. 210.7 Placard Types: Placards shall be white rigid plastic or other non-water susceptible material, ___ inches long and ___ inches wide, and shall have printed thereon in black letters the information shown in Figure 2.

Sec. 210.8 Violations: Failure to comply with the requirements of this section shall be a violation of these Regulations and the applicable part(s) of "The Building Code."

PLACARD TYPES

COMPLETELY FLOOD-PROOFED STRUCTURE

This building/structure is completely flood-proofed to withstand flooding to the RFD.

REGULATORY FLOOD DATUM _____ FEET MSL

Areas below RFD are authorized for _____ use
as approved by _____ Date _____
(Building Official, Dept. of Public Safety, etc.)

FLOOR ELEVATION AT THIS POINT _____ FT. MSL

Type 1

FLOOD-RESISTIVE STRUCTURE

This building/structure contains areas below the RFD which require implementation of an approved contingency plan to achieve their required degree of protection

REGULATORY FLOOD DATUM _____ FEET MSL

Areas below RFD are authorized for _____ use
as approved by _____ Date _____
(Building Official, Dept. of Public Safety, etc.)

FLOOR ELEVATION AT THIS POINT _____ FT. MSL

Type 2

PARTIALLY FLOOD-PROOFED STRUCTURE

Structural integrity during floods to the RFD will be achieved by internal flooding of _____ spaces when flood waters reach _____ feet MSL.

REGULATORY FLOOD DATUM _____ FEET MSL

Areas below RFD are approved for _____ use
as approved by _____ Date _____
(Building Official, Dept. of Public Safety, etc.)

FLOOR ELEVATION AT THIS POINT _____ FT. MSL

Type 3

PARTIALLY FLOOD-PROOFED STRUCTURE

Structural integrity during floods to the RFD will be achieved by internal flooding of _____ spaces when flood waters reach _____ feet MSL. Some areas require implementation of an approved contingency plan to achieve their required degree of protection.

REGULATORY FLOOD DATUM _____ FEET MSL

Areas below RFD are approved for _____ use
as approved by _____ Date _____
(Building Official, Dept. of Public Safety, etc.)

FLOOR ELEVATION AT THIS POINT _____ FT. MSL

Type 4

NON-FLOOD-PROOFED STRUCTURE

This building/structure is not flood-proofed.

REGULATORY FLOOD DATUM _____ FEET MSL

Areas below RFD are authorized for _____ use
as approved by _____ Date _____
(Building Official, Dept. of Public Safety, etc.)

FLOOR ELEVATION AT THIS POINT _____ FT. MSL

Type 5

AREA OF SAFE REFUGE

This space is authorized as an area of safe refuge above the RFD and will accommodate _____ persons.

REGULATORY FLOOD DATUM _____ FEET MSL

Approved by _____ Date _____
(Building Official, Dept. of Public Safety, etc.)

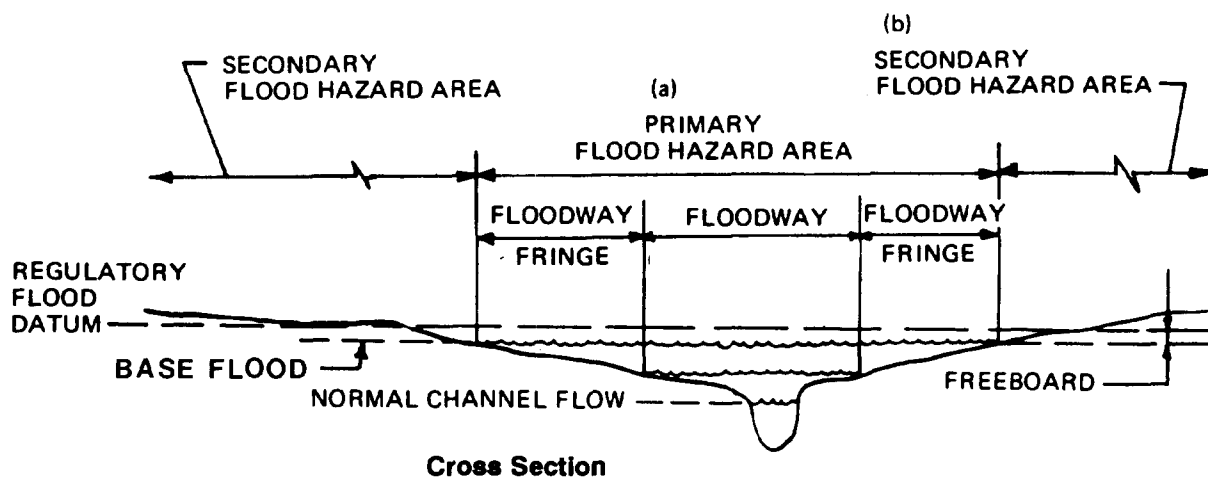
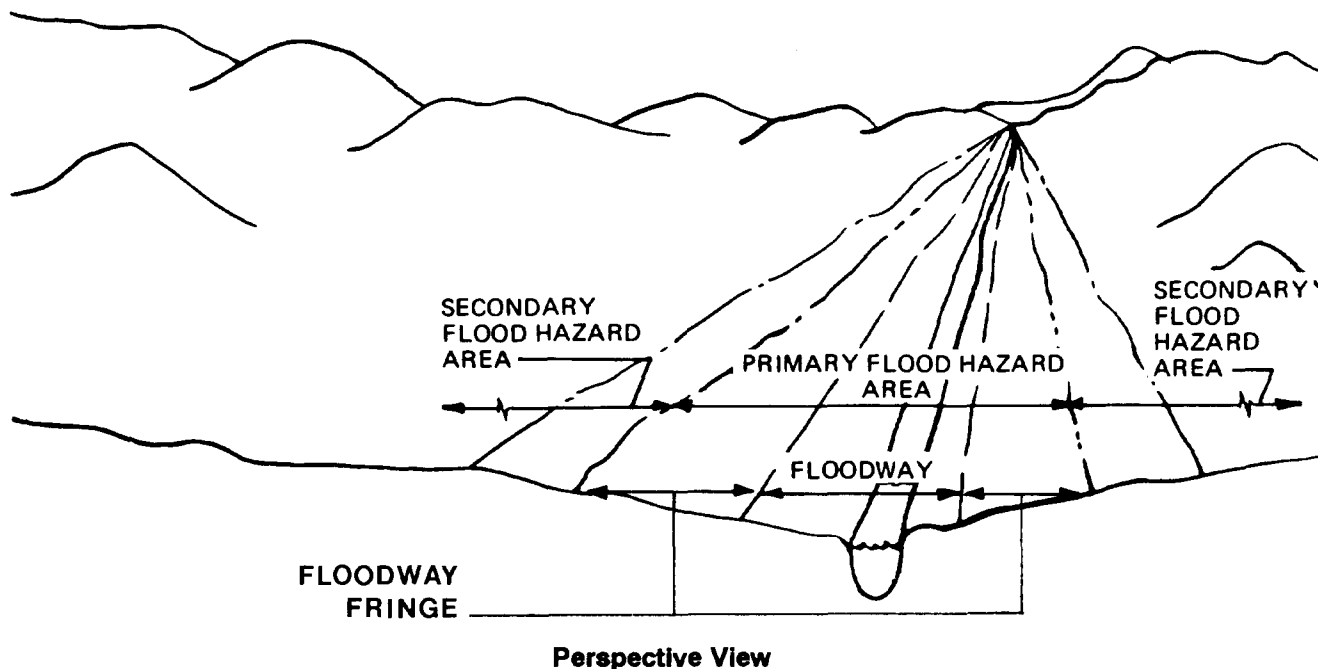
FLOOR ELEVATION AT THIS POINT _____ FT. MSL

Type 6

Figure 2

Figure 3

FLOOD HAZARD AREAS AND REGULATORY FLOOD DATUM



- (a) **Primary Flood Hazard Area:** Under the Unified National Program for Flood Plain Management, this area is the base or 100-year flood plain.
- (b) **Secondary Flood Hazard Area:** Areas of potential flooding beyond the base or 100-year flood within which special design criteria should be applied to critical uses, such as hospitals, elderly housing, prisons, etc. Critical uses like hospitals, schools and the like often require protection or access to the 500-year flood. Lower floors or basements built below the base flood may be required to prevent damage due to groundwater related flooding.